

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2012-0041 Uptown Apartments**P. C. DATE:** 05/22/12**ADDRESS:** 813 W. North Loop Boulevard**AREA:** 0.4845 acres**APPLICANT:** Neelley Family Trust  
(Gordon Neelley)**AGENT:** Mike McHone Real Estate  
(Mike McHone)**NEIGHBORHOOD PLAN AREA:** Brentwood/ Highland Combined **CAPITOL VIEW:** No**T.I.A.:** Waived – See the Transportation Reviewer's comments. **HILL COUNTRY ROADWAY:** No**WATERSHED:** Waller Creek**DESIRED DEVELOPMENT ZONE:** Yes**ZONING FROM:** CS-MU-CO-NP, General Commercial Services, Mixed Use, Conditional Overlay, Neighborhood Plan.**ZONING TO:** CS-MU-V-CO-NP, General Commercial Services, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan.**SUMMARY STAFF RECOMMENDATION:**

Staff recommends CS-MU-V-CO-NP, General Commercial Services, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would make the following uses a Conditional Use: Agricultural sales and services, Campground, Commercial blood plasma center, Equipment repair services, Equipment sales, Kennels and Vehicle storage as well as limit the vehicle trips to 2,000 per day.

**DEPARTMENT COMMENTS:**

This zoning case is within the boundaries of the Brentwood/Highland Combined Neighborhood Plan. The requested zoning change of CS-MU-CO-NP to CS-MU-V-CO-NP is consistent with the Mixed Use category identified on the Future Land Use Map.

The subject property is located near the intersection of North Loop Blvd. and North Lamar Blvd. Page 31 of the Brentwood/Highland Combined Neighborhood Plan identifies a goal of focusing higher-density uses and mixed-use along the major corridors of Burnet Road and Lamar Blvd. The plan also seeks to encourage pedestrian-oriented commercial and mixed-use redevelopment along these corridors.

The requested addition of vertical mixed use to the existing commercial services (CS) mixed use (MU) zoning is consistent with the neighborhood plan's goals to encourage higher density and pedestrian-oriented commercial and mixed-use development along major corridors. There is a map in your backup that shows that the granting of the Vertical Mixed Use building zoning will not extend any further into the neighborhood than already exists. The current extent of the "V" zoning is indicated by the blue line.

### **PLANNING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation of CS-MU-V-CO-NP, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commission Dave Anderson was off the dais.

### **BASIS FOR RECOMMENDATION:**

*1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Granting the requested zone change to CS-MU-V-CO-NP is consistent with the Mixed Use category identified on the Future Land Use Map of the Brentwood/Highland Combined Neighborhood Plan.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	CS-MU-CO-NP	Vacant warehouse
<b>NORTH</b>	CS-MU-V-CO-NP	Strip center
<b>SOUTH</b>	CS-MU-V-CO-NP	Warehouse
<b>EAST</b>	CS-MU-V-CO-NP	Warehouse
<b>WEST</b>	CS-MU-CO-NP	Warehouse

### **CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0161	From LO-NP & CS-CO-NP to CS-MU-CO-NP	Approved CS-MU-CO-NP [Vote: 7-0]	Approved CS-MU-CO-NP [Vote: 7-0]
C14-00-02160	From SF-3 to MF-2-CO	Approved MF-2-CO [Vote: 7-0]	Approved MF-2-CO [Vote: 7-0]

### **NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhood Council
- Brentwood Neighborhood Association
- North Austin Neigh. Assoc.

### **SCHOOLS:**

Bryker Woods Elementary School  
O' Henry Middle School  
Austin High School

**SITE PLAN:**

Additional comments will be made with the site plan SP-2012-0035C.SH.

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**TRANSPORTATION:**

**TR1.** No additional right-of-way is needed at this time.

**TR2.** A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**TR3.** Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
North Loop	58	37	Collector	No	No	Yes

**CITY COUNCIL DATE:** June 14<sup>th</sup>, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
Clark.patterson@ci.austin.tx.us

**PHONE:** 974-7691













Google earth

feet 10  
meters 4





# Brentwood/Highland Neighborhood Planning Area Future Land Use Map

